

03107

I, JUSTINE NOVAK

of 13 Nutting Avenue, Amherst, Massa

Hampshire

County, Massachusetts,

being unmarried, for the full consideration of
 Sixty-three Thousand Five Hundred and no hundredths (\$63,500.00)

paid

grant to MARISA BOWERS and MARINO FENILI, as joint tenants

of 48 High Street, Amherst, Massachusetts

of

with warranty covenants the land in Amherst, with the buildings thereon, known as 13
 Nutting Avenue, and bounded and described as follows;

BEGINNING at a point on Nutting Avenue, it being the Northwest corner of land
 now or formerly of Daniel W. Dickinson and the Southwest corner of tract conveyed;
 thence running

NORTHERLY on Nutting Avenue sixty-nine feet three inches (69' 3") to a point indi-
 cated by an iron pin driven into the ground; thence running

EASTERLY on land now or formerly of Stanley A. Phillips, one hundred and twenty
 (120) feet to a point indicated by an iron pin driven into the ground;
 thence running

SOUTHERLY on land now or formerly of Robert J. Knightly, sixty-nine feet three
 inches (69' 3") to land now or formerly of Charles H. Sanderson; thence
 running

WESTERLY on land of Charles H. Sanderson and land of Daniel W. Dickinson, one
 hundred twenty (120) feet to the point of beginning.

Being LOT NO.18 on Plan of Lots recorded with Hampshire County Registry of Deeds,
 Book 484, Page 31.

ALSO a right-of-way, bounded and described in deed of Edwin C. Martin to Phyllis
 S. Hastings, dated December 22 1953, recorded in said Registry of Deeds, Book 1158,
 Page 148, as follows: "A right-of-way for all ordinary purposes of travel over the
 land in said Amherst located on the Easterly side of Nutting Avenue, it being the
 shaded area shown on a Plan of Land dated October 1953, drawn by K.E. Clark, showing
 the land of the said Phyllis S. Hastings and the land of the said Edwin C. Martin,
 recorded in Hampshire County Registry of Deeds. The land over which said right-of-way
 is given is more particularly bounded and described as follows: "Beginning at a stone
 bound set in the Easterly line of said Nutting Avenue, it being the Northwest corner
 of the tract herein described and the Southwest corner of land now or formerly of
 this Grantee; thence N 83° 25' E. fifty-five (55) feet along the Southerly line of
 said land of this Grantee to an iron pin; thence S. 73° 42' W. fifty-five and fifty-
 five hundredths (55.55) feet along dher land of this Grantor to an iron pin set in
 the Easterly line of said Nutting Avenue; thence N. 8° 15' W. ten (10) feet along the
 Easterly line of said Nutting Avenue back to the stone bound marking the point of
 beginning."

SUBJECT TO such rights, if any, as Fred L. Hill, his heirs and assigns, may have
 to use and maintain the existing sewer line across the rear of the land herein des-
 cribed.

For my title, see deed of Nicholas J. Roco and Clemence M. Roco, recorded in the
 Hampshire County Registry of Deeds, Book 1493, Page 522.

13 Nutting Ave.
 Amherst, Mass.
 GRANTEE(S) ADDRESS:

SEE
 BOOK 2420
 PAGE 107

SEE
 BOOK 2464
 PAGE 175



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Executed as a sealed instrument this 18th day of April 1980

Michael Shea Bulman Justine F. Novak

The Commonwealth of Massachusetts

Hampshire ss.

April 18, 1980

Then personally appeared the above named Justine Novak

and acknowledged the foregoing instrument to be her free act and deed

Before me, Michael Shea Bulman
Michael Shea Bulman

My commission expires

June 1, 1984

April 18, 1980 at 4 o'clock and 01 min pm. Rec'd, Ent'd, Exam'd.

